

**CITY OF LONG BEACH  
PLANNING COMMISSION AGENDA  
333 W. Ocean Boulevard – (562) 570-6321  
(562) 570-6068 FAX  
September 15, 2005  
CITY COUNCIL CHAMBER**

**PUBLIC HEARING**

1:30 PM

**CALL TO ORDER**

**ROLL CALL**

Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg,  
Winn

**PLEDGE OF ALLEGIANCE**

**MINUTES**

**SWEARING OF WITNESSES**

**Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.**

**GUIDE FOR PERSONS INTENDING TO SPEAK**

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

**Written Testimony**

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

## **CONSENT CALENDAR**

**1A. Case No. 0505-04**  
CE 05-75

(Lemuel Hawkins,  
Project Planner)

RECOMMENDATION:

**Kadee Della Donna**  
**1775 Freeman Avenue (Council District 4)**

Request for approval of Tentative Tract Map No. 063028 to convert eight (8) residential dwelling units of an existing apartment building into condominiums.

Planning Commission approve Tentative Tract Map No. 063028, subject to conditions.

**1B. Case No. 0507-18**  
Tentative Parcel Map  
CE 05-134

(Monica Mendoza,  
Project Planner)

RECOMMENDATION:

**Rey Gutierrez**  
**2380-2382 Santa Fe Avenue (Council District 7)**

Request for approval of a Tentative Parcel Map for the subdivision to four parcels.

Planning Commission approve Tentative Parcel Map, subject to conditions.

**1C. Case No. 0505-01**  
Tract Map/Condominium  
Conversion  
CE 05-120

(Derek Burnham,  
Project Planner)

RECOMMENDATION:

**Joann Wahl**  
**525 Ximeno Avenue (Council District 3)**

Request for approval of Tentative Tract map No. 063304 to convert five (5) residential dwelling units to condominiums.

Planning Commission continue item to October 20, 2005.

## **CONTINUED ITEMS**

- 2. Case No. 0506-10**  
Certificate of Appropriateness

(Larry Rich,  
Project Planner)

RECOMMENDATION:

**David Hayden**  
**349 Carroll Park East (Council District 2)**

Hearing to consider an appeal of the Cultural Heritage Commission's decision to conditionally approve a Certificate of Appropriateness for exterior alterations to 349 Carroll Park East, a home within the Carroll Park Historic District.

Planning Commission sustain the decision of the Cultural Heritage Commission and approve a Certificate of Appropriateness for the replacement of a structural wood beam, the replacement of an upper window, and the replacement of the cedar shake siding subject to the condition that the new siding be a true wood shake that matches the original in thickness and width.

## **REGULAR AGENDA**

- 3. Case No. 0506-22**  
Administrative Use Permit  
CE 05-115

(Derek Burnham,  
Project Planner)

RECOMMENDATION:

**Georgina Velazquez**  
**2355 Long Beach Boulevard (Council District 6)**

Request for approval of an Administrative Use Permit to establish a used car dealership in the Long Beach Boulevard Planned Development District

Planning Commission approve Administrative Use Permit, subject to conditions of approval.

- 4. Case No. 0407-05**  
Conditional Use Permit  
CE 04-146

(Derek Burnham,  
Project Planner)

RECOMMENDATION:

**Larry Ditchkus**  
**1000 E. Artesia Boulevard (Council District 9)**

Conditional Use Permit to allow the establishment of a church in the CCA Zone, with Standards Variance requests for the number of parking spaces and for off-site parking without a deed restriction.

Planning Commission deny the Conditional Use Permit and Standards Variance requests.

**5. Case No. 0507-07  
EIR 09-04**

(Jeff Winklepleck,  
Project Planner)

**RECOMMENDATION:**

**Barbara Kaiser, Redevelopment Bureau Manager  
Long Beach Redevelopment Agency  
Downtown Planned Development District  
(Council District 1 and 2)**

Hearing to consider an Amendment to the Downtown Long Beach Planned Development District to adjust the density in a portion of the Downtown Mixed-Use District of PD-30.

Planning Commission recommend the City Council adopt an ordinance to amend PD-30 relative to residential density in the Downtown Mixed-Use subarea and establish a West Gateway Master plan in the list of public improvements required of developers.

**6. Case No. 0506-14  
OSRE Amd. 1-05**

(Pat Garrow,  
Project Planner)

**RECOMMENDATION:**

**Suzanne Frick, Director of Planning and Building  
Phil Hester, Director of Parks, Recreation and Marine  
Citywide**

New park dedications with General Plan Amendment to Open Space and Recreation Element and concurrent Zone Changes.

Planning Commission recommend that the City Council adopt a resolution amending the Open Space and Recreation Element of the City's General Plan to include these new City parks, adopt an ordinance rezoning these properties to parks, adopt ordinances amending PD-1 and PD-22, adopt an ordinance dedicating these new parks in perpetuity, adopt an ordinance amending Section 21.35.010 and Table 35-2 of the Zoning Regulations to include these new parks and adopt a resolution instructing the Director of Planning and Building to submit these resolutions, ordinances and supporting materials to the California Coastal Commission for their approval.

**MATTERS FROM THE AUDIENCE**

## **MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING**

- a. Updates:
  - 1) City Council Actions
  - 2) General Plan Update
- b. Preview of October 6, 2005 agenda

1239 E. 20 <sup>th</sup> Street 285 Bay Street 200 E. Broadway 1709 E. 68 <sup>th</sup> Street	Temple expansion Pike Hotel 62 condominium units, 5,161 sq. ft. commercial development 4 Single Family Residences
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- c. Upcoming Planning Commission Excused Absences

Upcoming Planning Commission Excused Absences	October 6, 2005 October 20, 2005
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- d. Other

## **MATTERS FROM THE PLANNING COMMISSION**

- a. Election of Chair and Vice Chair

## **ADJOURN**

*The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.*